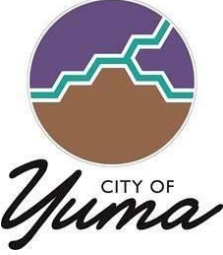


Notice of Public Hearing of the Planning & Zoning Commission of the City of Yuma

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Planning & Zoning Commission of the City of Yuma and to the general public that the Planning & Zoning Commission will hold a hearing open to the public on May 24, 2021, at 4:30 p.m. at the City Hall Council Chambers, One City Plaza, Yuma, AZ.

	<p style="text-align: center;">Agenda SUMMARY</p> <p style="text-align: center;">Planning and Zoning Commission Meeting City Hall Council Chambers One City Plaza Yuma, AZ Monday, May 24, 2021, 4:30 p.m.</p>
---	---

COVID 19 ADVISORY

DUE TO COVID-19 THE CITY HALL COUNCIL CHAMBERS WILL HAVE LIMITED PUBLIC ACCESS.

Consistent with the March 13, 2020 Arizona Attorney General informal opinion Relating to Arizona's Open Meeting Law and COVID-19, in order to protect the public and reduce the chance of COVID-19 transmission, the meeting of the City of Yuma Planning and Zoning Commission will be conducted remotely through technological means along with limited public, in-person access, consistent with CDC social distancing guidelines.

Due to the very limited capacity available for in-person public access to the Planning and Zoning Commission Meeting, citizens wishing to make public comment regarding any item listed on the agenda are strongly encouraged to provide their comments in written format to email address planning@yumaaz.gov no later than 4:00 p.m. on April 26, 2021. Comments received timely will be entered into the permanent record of the referenced agenda item to be considered by the Planning and Zoning Commission.

**ADHERENCE TO CDC SOCIAL DISTANCING GUIDELINES ARE REQUIRED IN ALL PUBLIC BUILDINGS.
THE USE OF FACE COVERINGS ARE REQUIRED IN PUBLIC BUILDINGS WHEN CDC SOCIAL
DISTANCING GUIDELINES CANNOT BE ACHIEVED.**

-
- A. CALL TO ORDER **4:30P.M CHAIRMAN CHRIS HAMEL, VICE-CHAIRMAN FRED DAMMEYER, COMMISSIONERS LORRAINE ARNEY, GREGORY COUNTS, BARBARA BEAM AND JOSHUA SCOTT WERE PRESENT. THERE IS ONE VACANCY**
- B. CONSENT CALENDAR – All items listed under the consent calendar will be approved by one motion. There will be no separate discussion of these items unless the Commission or a member of the audience wishes to speak about an item.
- B.1 APPROVAL OF MINUTES –
- April 26, 2021
- B.2 WITHDRAWALS BY APPLICANT – NONE
- B.3 TIME EXTENSIONS – NONE
- B.4 CONTINUANCES – NONE
- B.5 APPROVALS – NONE
- Motion by Counts, second by Arney to APPROVE the Consent Calendar. Motion carried unanimously (6-0) with one vacancy.**
- C. ACTION ITEMS-
- C.1 **CUP-33939-2021:** This is a request by Maria A. Velez, on behalf of ZAYD, LLC C/O Realty Executives, for a Conditional Use Permit for an industrial use within 600' of residential in the Heavy Industrial/Infill Overlay (H-I/O) District, on the property located at 1275 W. 9th St, Yuma, AZ. (*Continued from May 10, 2021*)
- Motion by Arney, Second by Beam, to APPROVE CUP-33939-2021. Motion carried unanimously (6-0) with one vacancy.**

C.2 **CUP-34229-2021**: This is a request by Joshua Royce, on behalf of RAD Properties, LLC, to allow the use of commercial recreation in the Light Industrial (L-I) District, for the property located at 987 E. 21st Street, Suite C, Yuma, AZ. *(Continued from May 10, 2021)*

Motion by Counts, Second by Dammeyer, to APPROVE CUP-34229-2021. Motion Carried unanimously (6-0) with one vacancy.

C.3 **CUP-34244-2021**: This is a request by Durban Development, LLC, on behalf of Southgate Mall, LLC, for a Conditional Use Permit to allow a drive-through for a vehicle oil change facility in the General Commercial (B-2) District. The property is located at 3010 S. 4th Avenue, Yuma, AZ. *(Continued from May 10, 2021)*

Motion by Arney, Second by Beam to APPROVE CUP-34224-2021. Motion Carried unanimously (6-0) with one vacancy.

C.4 **ZONE-34231-2021**: This is a request by The City of Yuma for a Zoning Code Text Amendment to amend Title 15, Chapter 154, Section 15.17 to expand the allowed uses for corner markets. *(Continued from May 10, 2021)*

Motion by Beam, Second by Dammeyer to APPROVE ZONE-34231-2021. Motion Carried unanimously (6-0) with one vacancy.

C.5 **ZONE-34232-2021**: This is a request by The City of Yuma for a Zoning Code Text Amendment to amend Title 15, Chapter 153 to update provisions related to the Subdivision Code. *(Continued from May 10, 2021)*

Motion by Beam, Second by Counts to APPROVE ZONE-34232-2021. Motion Carried unanimously (6-0) with one vacancy.

C.6 **ZONE-34268-2021**: This is a request by the City of Yuma for a Zoning Code Text Amendment to amend Title 15, Chapter 154, Section 06.03 to identify the permitted housing types within the Manufactured Housing Subdivision District (MHS). *(Continued from May 10, 2021)*

Motion by Counts, Second by Arney to APPROVE ZONE-34268-2021. Motion Carried unanimously (6-0) with one vacancy.

D. PUBLIC HEARINGS – NONE

E. INFORMATION ITEMS

E.1 STAFF – General Plan Discussion - Parks, Safety, Conservation and Cost of Development

E.2 COMMISSION

E.3 Public – Members of the public may address the Planning and Zoning Commission on matters that are not listed on the Commission agenda. The Planning & Zoning Commission cannot discuss or take legal action on any matter raised unless it is properly noticed for discussion and legal action. At the conclusion of the call to the public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All Planning & Zoning Commission meetings are recorded.

ADJOURN 5:06 P.M

In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of Yuma Human Resources Division, One City Plaza, Yuma, AZ 85364; (928) 373-5125 or TTY (928) 373-5149.

Notice is hereby given, pursuant to the Yuma City Code, Title 15, Chapter 154, Section 02.01, that one or more members of the Planning and Zoning Commission may participate in person or by telephonic, video or internet conferencing. Voting procedures will remain as required by the Yuma City Charter and other applicable laws.

The Commission may vote to hold an executive session for the purpose of obtaining legal advice from the Commission's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03(A)(3).